



Staff Report PC16-008-CP

Perry Industrial Lot 14 – Concept Plan

Docket PC16-008-CP – Concept Plan – Perry Industrial Lot 14. The petitioner is requesting review of a Concept Plan to be known as Perry Industrial Lot 14 with approximately 6.47 acres. The property is zoned I-2 General Industry and is located in section 2 of the Perry Industrial Park. No waivers are being requested. The petitioner is Becknell Services LLC, and the project engineer is Innovative Engineering.

Site Location

- The property is located within the Perry Industrial Park which accommodates light commercial and professional building construction.
- Lots 14 & 15 will be replatted into a single lot to be known as lot 14.

Area History

- The Perry Industrial Park II was rezoned by Boone County in 1998 by Ordinance 98-15. Perry Industrial Park II subdivision was approved shortly thereafter by Boone County, and prior to 2000. The entire development contains 120 acres of industrial-zoned property.



Concept Plan Process

The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

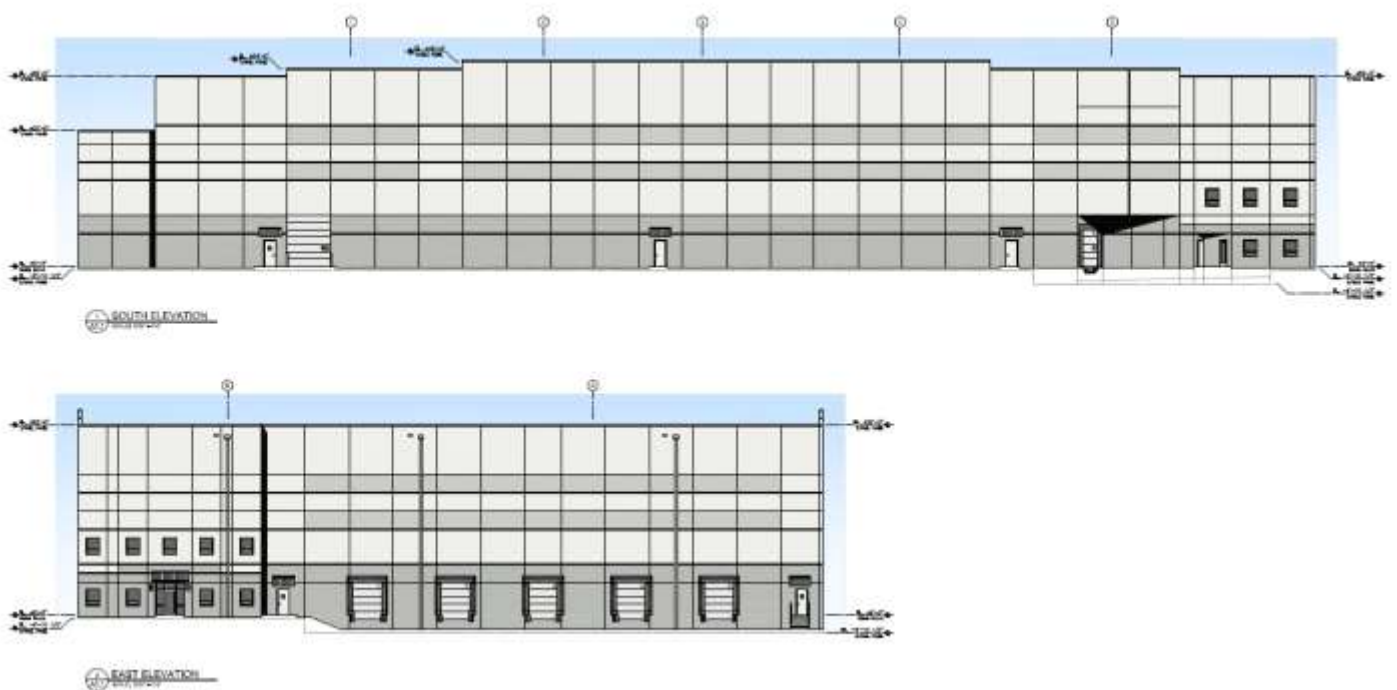
Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools
- ☐ Parks

Proposed Development

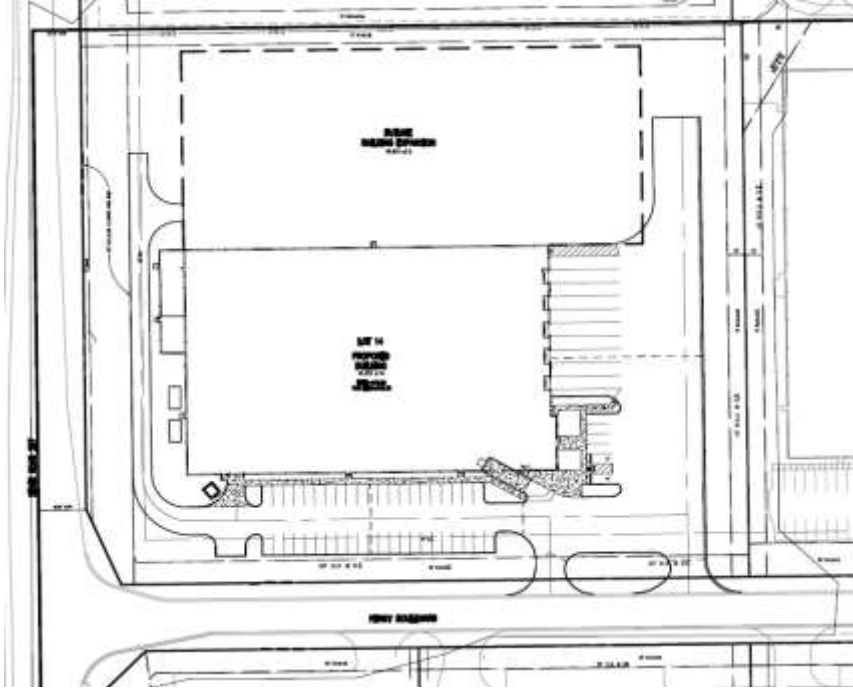
Becknell Services LLC is proposing to prepare a 6.47 acre site (Lot 14 3.24 acres; Lot 15 3.23 acres) to construct a 68,250 square foot building with parking and dock areas. The project will include connection to utilities such as sanitary sewer, water, electricity, telephone to the site. Ground surface reconfigurations will be needed to accommodate a potential 69,900 square foot future expansion to the north of the building. Access to the property will be from Perry Boulevard and SR 267 as a major arterial access.

Below is conceptual elevation drawings for the 68,250 square foot building showing building color variations, entrances and loading docks:



Concept Plan

The Concept Plan is shown below:



Surrounding Zoning and Context

The subject site is currently zoned I-2 General Industry:

- NORTH- Property to the north is zoned I-2.
- SOUTH- Property to the south is zoned I-2.
- EAST- Property to the east is zoned I-2.
- WEST- Property to the west is zoned I-1.

Compliance

The proposed project is designated and zoned to be I-2 General Industry. This district would be used for most types of storage, manufacturing, and fabricating.

Some permitted Primary Uses within the I-2 area include: Accounting, Auditing, & Bookkeeping Service, Automobile Body Shop & Painting, Automobile Repair, Service Station, Charitable Institutions, Commercial Testing Laboratories, Engineering & Architectural Service, Farm, Farm Implements & Equipment Sales, Food Processing, Plumbing, Heating & Air Conditioning Dealer, Reupholster & Furniture Repair, Truck Sales, Rental, Leasing, Repair, Wholesale Business, Light Industry. **A complete list of permitted uses are listed in Sec 2.12.b General Industry Uses.**

Development Standards Requirements for “General Industry”

Max Height of Buildings	75’
Min. Road Frontage	45’
Min. Front Yard	20’
Min. Side Yard	10’
Min. Rear Yard	10’

Staff Recommendation

Staff recommends that the WPC allow the petitioner to proceed with a development plan submittal.